

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

JANUARY 13, 2016

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton and Teri Westwood were present. Also attending were Tom Pawson, Maintenance Manager, and Debi Pawson, Office Manager. All notices had been properly posted and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE:

Letter from Marc Plante re: resignation

Letter from Bob Danielson re: approval for blinds

Letter from Chris Labor re: compliance with State sprinkler system requirements

2 letters from Jay Permenter re: dog and neighbor noises

President Stanton proposed and the Board agreed unanimously to appoint Chuck Hall to fill the unexpired term of Marc Plante who resigned his position. Chuck was seated and joined the Board.

FINANCIALS: Jim reported that the final report for 2015 was not yet ready. He said we should be very close to the budget target for the year.

After reviewing the budget for 2016, Jim asked the board to fund the rewiring project from the deferred maintenance account. **BILL HOPSON MOTIONED AND ALLYSON HUSKISSON SECONDED A MOTION TO FUND THE REWIRING THROUGH THE DEFERRED MAINTENANCE ACCOUNT. THE MOTION WAS APPROVED UNANIMOUSLY.**

Debi reported that the dog and noise problems have currently calmed down.

Bob Danielson was informed that there are no restrictions on color of texture of blinds.

MAINTENANCE: In reply to the Labor letter about sprinkler compliance, Tom said that to bring the sprinklers up to current code would be prohibitively expensive. The State recognizes this and has made provisions for older condominiums to opt out of the changes if the entire membership so votes by ballot. A ballot of approval will be included in the mailing for the annual meeting in March.

Tom said that the rewiring project was about 95% completed and many have commented on the increased quality of the TV reception.

After reporting on the recent flooding problems, the Board extended special thanks to Debi Pawson, Eunice Poole and Ken Delaney for their extensive help in clearing the water. Tom said he could not have done the work alone.

Due to the ongoing lawsuit related to alleged injuries occurring on the front portico, Tom asked the Board to authorize him to pursue increased surveillance measures in and around the building. He was told to explore the options and proceed as needed.

New carpet was laid on 8th floor; Tom has set up a carpet cleaning schedule for every 4 months.

Tom asked that anyone planning to install a new dryer in their unit consult with him first. Some units may require special venting.

Tom commended the work of our new hires: Karen and Jim. Both are energetic and pro-active. Don't forget to thank them when you see them.

Jim reminded everyone that the landscape program is in need of donations, give something if you can.

No further business came before the Board, and the meeting adjourned at 12:45.

Respectfully submitted,

William Hopson, Secretary